134.0	0001	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	965,100 /	965,100
					USE VALUE:	965,100 /	965,100
					ASSESSED:	965,100 /	965,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
146		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PETTI RICHARD J & LYNNE A
Owner 2:	
Owner 3:	
Street 1:	146 GRAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,422 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Brick Veneer Exterior and 1921 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9422.000	332,700		632,400	965,100
Total Card	0.216	332,700		632,400	965,100
Total Parcel	0.216	332,700		632,400	965,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 502.53 | /Parcel: 502.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 86089

GIS Ref

GIS Ref

Insp Date 02/10/09

PREVIOUS ASSESSMENT

Parcel ID 134.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	332,700	0	9,422.	632,400	965,100	965,100	Year End Roll	12/18/2019
2019	101	FV	263,500	0	9,422.	667,500	931,000	931,000	Year End Roll	1/3/2019
2018	101	FV	263,500	0	9,422.	491,900	755,400	755,400	Year End Roll	12/20/2017
2017	101	FV	263,500	0	9,422.	470,800	734,300	734,300	Year End Roll	1/3/2017
2016	101	FV	263,500	0	9,422.	435,600	699,100	699,100	Year End	1/4/2016
2015	101	FV	248,500	0	9,422.	365,400	613,900	613,900	Year End Roll	12/11/2014
2014	101	FV	248,500	0	9,422.	357,000	605,500	605,500	Year End Roll	12/16/2013
2013	101	FV	248,500	0	9,422.	340,100	588,600	588,600		12/13/2012

!10429!

PRINT

Date	Time
12/11/20	00:44:01

LAST REV

Date	Time
07/16/18	09:07:51
danam	
10429	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17806-103		1/1/1987		230,000	No	No		Y

USER DEFINED

Prior Id # 1:	86089
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/2018	824	Solar Pa	10,000	C				
3/20/2018	298	Solar Pa	12,760					
4/9/2009	220	New Wind	6,976					

ACTIVITY INFORMATION

Date	Result	By	Name
2/10/2009	Measured	163	PATRIOT
11/13/2008	Meas/Inspect	336	PATRIOT
11/9/1999	Meas/Inspect	256	PATRIOT
7/13/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9422		Sq. Ft.	Site		0	90.	0.75	10									632,398						632,400	

Total AC/HA: 0.21630 | Total SF/SM: 9422 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 632,398 | Spl Credit | Total: 632,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	4 - Vinyl	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Poor
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25623560
Const Adj.:	1.01263082
Adj $ / SQ:	165.373
Other Features:	76000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	482232
Depreciation:	149492
Depreciated Total:	332740

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 4 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

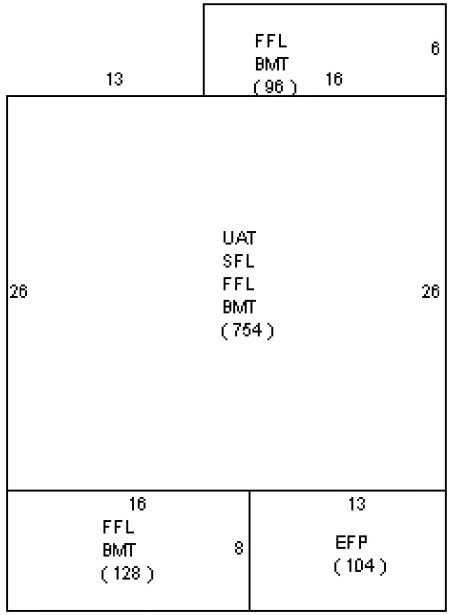
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	181.91
Special Features:	0	Val/Su Net:	110.79
Final Total:	332700	Val/Su SzAd	192.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	978	49.610	48,521
FFL	First Floor	978	165.370	161,735
SFL	Second Floor	754	165.370	124,692
UAT	Upper Attic	189	115.760	21,821
EFP	Enclos Porch	104	54.080	5,624

Net Sketched Area: 3,003 | Total: 362,393

Size Ad 1732 | Gross Are 3568 | FinArea 1921

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

PARCEL ID

134.0-0001-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X6	A	AV	2004	0.00	T	12	101						

More: N | Total Yard Items: | Total Special Featues: | Total: